

JUN 17 2020

ZB 2020 / 05

DATE OF SUBMISSION: 6/17/2020
☒ ZONING BOARD ☐ PLANNING BOARD

RECEIVED BY: K. Tedesco
 APPLICATION NO. _____

TOWNSHIP OF FLORENCE
 LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: Kenneth Norcross 2. OWNER NAME: Kenneth Norcross
 STREET ADDRESS: 18 4th Ave. STREET ADDRESS: 18 4th Ave.
 CITY: Roebling STATE: NJ ZIP: 08554 CITY: Roebling STATE: NJ ZIP: 08554
 TELEPHONE: 609-509-8949 TELEPHONE: 609-509-8949

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
 Starred (*) application require a public hearing with notice and legal advertisement.

<input type="checkbox"/> Minor subdivision	<input type="checkbox"/> Major Site Plan – Final	<input type="checkbox"/> Interpret zoning map or ordinance
<input type="checkbox"/> Major Sub-Prel*	<input type="checkbox"/> Conditional Use*	<input checked="" type="checkbox"/> Bulk variances*
<input type="checkbox"/> Major Sub-Final		<input type="checkbox"/> Use variances*
<input type="checkbox"/> Minor Site Plan*		<input type="checkbox"/> Informal Review
<input type="checkbox"/> Major Site Plan-Prel.*	<input type="checkbox"/> Appeal of decision of an Administrative Officer	<input type="checkbox"/> Other

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form – SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: Keith A. Kirsch
 STREET: 263 Maple Ave.
 CITY: Audubon STATE: NJ ZIP: 08106
 TELEPHONE: 856-310-0057

SITE PLANNER

NAME: _____
 STREET: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____

ENGINEER

NAME: _____
 STREET: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____
 FAX: _____

ATTORNEY

NAME: _____
 STREET: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____
 FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 18 4th Ave.
 BLOCK NO. 137 LOT NO: 27

- Page 2

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	_____	_____	_____
2. Burlington County Soil Conservation District	_____	_____	_____
3. Burlington County Planning Board	_____	_____	_____
4. N.J. Department of Transportation	_____	_____	_____
5. _____	_____	_____	_____

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

☒ NO ☐ YES IF YES _____
MONTH/DAY/YEAR

TYPE OF ACTION _____ ☐ APPROVED ☐ DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: ☐ YES (attach copy if yes)
☐ NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

The current kitchen size is inadequate for a large 4-bedroom house. It lacks sufficient storage and cooking space to accommodate the modern family.
The main bathroom is located on the second floor and the laundry is located in the basement, which both create an accessibility issue for older family members.
The proposed expansion is in keeping with the style of the existing home and is similar to other work done in Roebling. This will increase property value for the house and surrounding area.

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
_____	_____
_____	_____
_____	_____

State of New Jersey

Kenneth Norcross of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

Applicant to Sign Here

Richard D. Fisher

RICHARD C. DELUCA
Commission # 2362993
Notary Public, State of New Jersey
My Commission Expires
August 6, 2022

State of New Jersey

Kenneth Morris of full age, being duly sworn according to law, on oath deposes and says, that Kenneth Morris the deponent resides at 18 4th Ave in the Township of Florine in the County of Burlington and in the State of New Jersey that Kenneth Morris is the owner of all that certain lot piece of land situated, lying and being in the municipality aforesaid, and known and designated as number 18

Owner to Sign Here

Revised 2/2/20

RICHARD C. DELUCA
Commission # 2362993
Notary Public, State of New Jersey
My Commission Expires
August 6, 2020
owner is making this application, the

To the Approving Board of the Township of Florence:

Dated _____

Owner to Sign Here

Date _____

Name _____

Address _____

Title _____

TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: Kenneth Norcross
Location of Subject Property:
Street Address: 18 4th Ave.
Block: 137 Lot: 27
Date Submitted to Florence Land Use Office: 6/17/20

RECEIVED

FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: JUN 17 2020 By: K Federico
Completeness Review By (required by both): ZB 2020 / 05

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
<input type="checkbox"/>	<input type="checkbox"/>	Board Engineer	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Board Attorney	_____	_____

(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: _____ By: _____

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **variance applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided	
<input checked="" type="checkbox"/>	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	Application Form. Original and thirteen (13) copies, completed and notarized.
<input checked="" type="checkbox"/>	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
<input checked="" type="checkbox"/>	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval.

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s).

"d" ("USE") VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS


If your application is for or includes a "d" (use) variance the following information must be provided in addition to the submission items listed above:

Provided	Waiver Requested	
<u>N/A</u>		A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

APPLICANT'S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 17 day of June, 2020


Kenneth Norcross

LOT STATISTICS

AREA OF PROPERTY: 3,267 SF

EXISTING BUILDING COVERAGE: 829 SF

MAIN BUILDING:	701 SF
COVERED PORCH(S):	128 SF
GARAGE:	0 SF
SHED(S):	0 SF
OTHER:	0 SF

PCTG OF EXIST BUILDING COVERAGE: 25.4 %

EXISTING IMPERVIOUS COVERAGE: 1,497 SF

TOTAL EXIST BUILDING COVERAGE:	829 SF
DRIVEWAY:	413 SF
WALKS & STEPS:	181 SF
DECK(S):	74 SF
PATIO(S):	0 SF
OTHER:	0 SF

PCTG OF EXIST IMPERVIOUS COVERAGE: 45.8 %

BUILDING COVERAGE REMOVED: 103 SF

MAIN BUILDING DEMOLITION:	103 SF
COVERED PORCH(S) DEMOLITION:	0 SF
GARAGE DEMOLITION:	0 SF
SHED(S) DEMOLITION:	0 SF
OTHER BUILDING DEMOLITION:	0 SF

PCTG OF BLDG COVERAGE REMOVED: 3.2 %

IMPERVIOUS COVERAGE REMOVED: 1,793 SF

TOTAL BUILDING DEMOLITION:	177 SF
DRIVEWAY DEMOLITION:	0 SF
WALKS & STEPS DEMOLITION:	0 SF
DECK(S) DEMOLITION:	74 SF
PATIO(S) DEMOLITION:	0 SF
OTHER IMPERVIOUS DEMOLITION:	0 SF

PCTG OF IMPERVIOUS REMOVED: 5.4 %

PROPOSED BUILDING COVERAGE: 1,017 SF

MAIN BUILDING (EXIST & PROPOSED):	889 SF
COVERED PORCH(S):	128 SF
GARAGE:	0 SF
SHED(S):	0 SF
OTHER:	0 SF

PCTG OF PROPOSED BLDG COVERAGE: 31.1 %

PROPOSED IMPERVIOUS COVERAGE: 1,793 SF

TOTAL PROPOSED BLDG COVERAGE:	1,017 SF
DRIVEWAY:	413 SF
WALKS & STEPS:	181 SF
DECK(S):	182 SF
PATIO(S):	0 SF
OTHER:	0 SF

PCTG OF PROPOSED IMPERVIOUS: 54.9 %

NOTE: THE "EXISTING" VALUES SHOWN ABOVE REPRESENT THE EXISTING CONDITIONS PRIOR TO DEMOLITION.

THIS ARCHITECTURAL SITE PLAN WAS RECREATED FROM THE HOMEOWNER'S PROPERTY SURVEY AND CREATED BY:

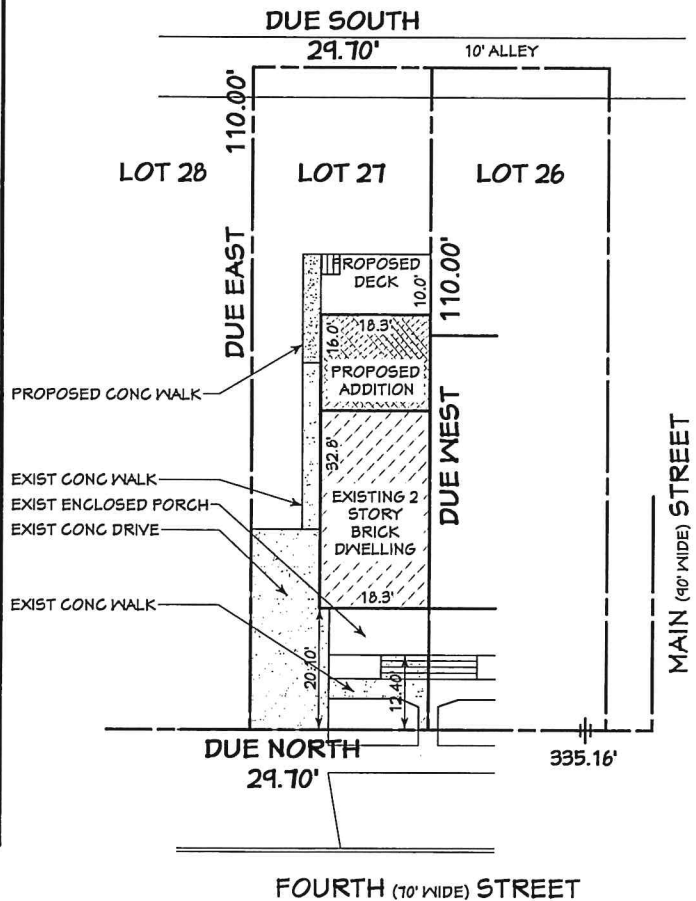
ROBINS ASSOCIATES
LAND SURVEYING
9 SCOTT ST., RIVERSIDE, NEW JERSEY 08075

THIS PLAN SHALL NOT BE CONSIDERED A PROFESSIONAL SURVEY, BUT AN ARCHITECTURAL REPRESENTATION OF HOW THE NEW STRUCTURE(S) FIT ON THE PROPERTY AND RELATE TO THE ZONING REQUIREMENTS.

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JUN 17 2020

28 2020 / 05



KEITH A. KIRSCH
ARCHITECT, LLC
263 MAPLE AVE.
AUDUBON, NJ 08106
PHONE: 856-310-0057
FAX: 856-125-9444

NORCROSS RESIDENCE
REAR ADDITION & DECK

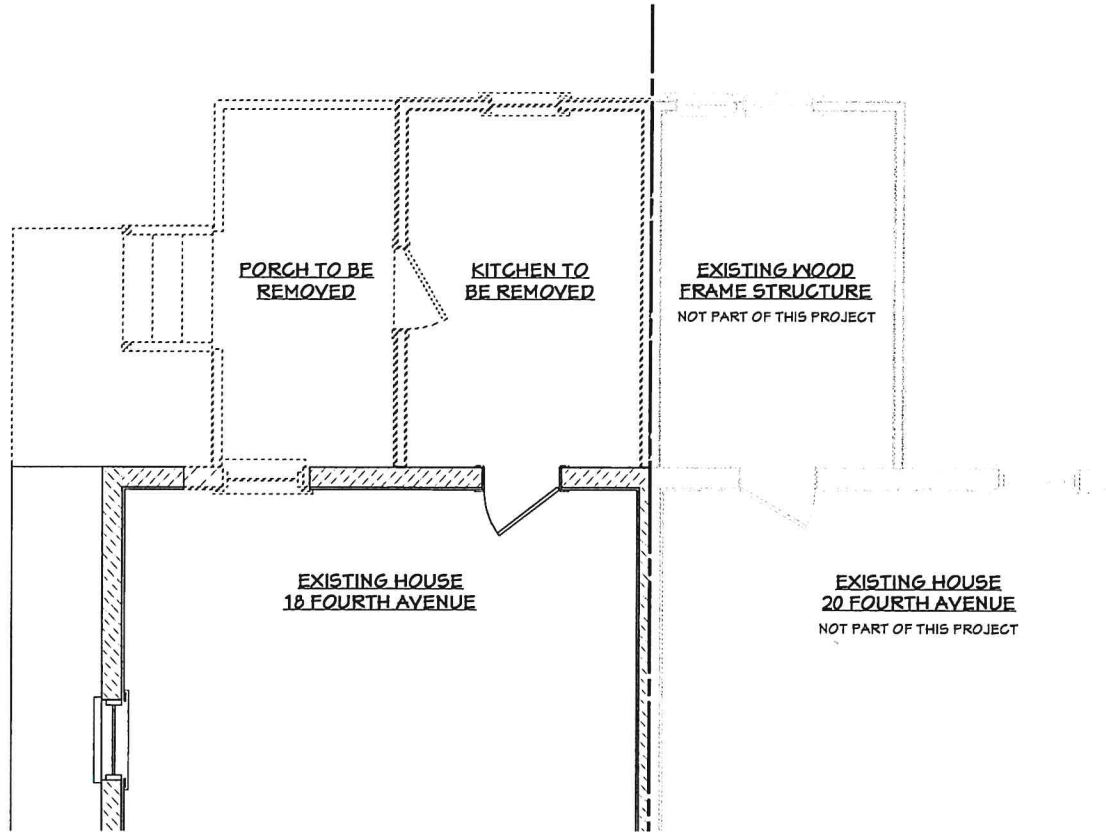
18 FOURTH AVENUE
ROEBLING, NEW JERSEY
FLORENCE TWP. LOT 27, BLOCK 137

PROPOSED SITE PLAN

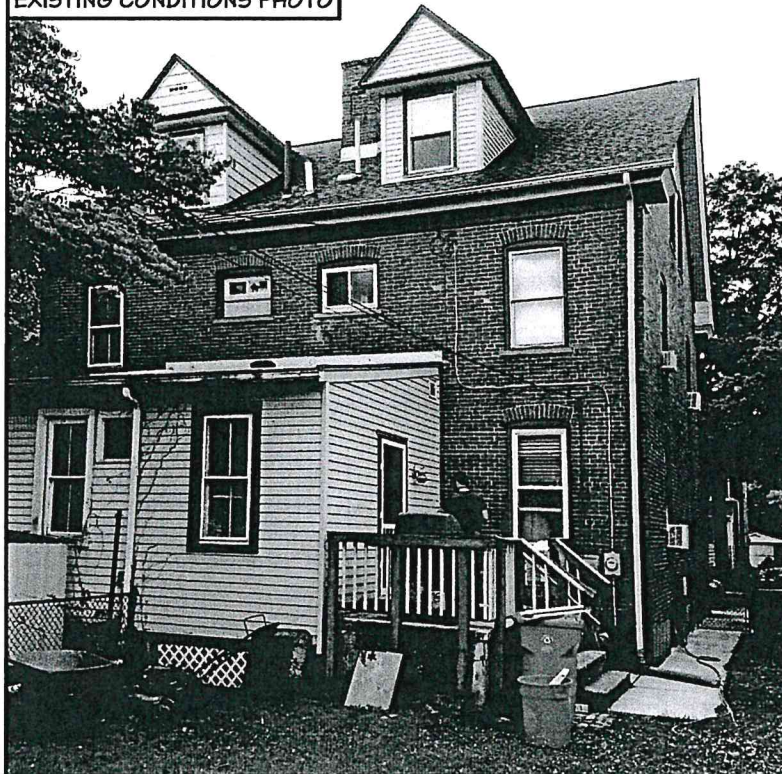
SP-1

DATE: 6-13-20
JOB NO: 20019

SCALE: NONE
DRAWN BY: KAK



EXISTING CONDITIONS PHOTO



KEITH A. KIRSCH
ARCHITECT, LLC

263 MAPLE AVE.
AUDUBON, NJ 08106

PHONE: 856-310-0057
FAX: 888-725-4444

NORCROSS RESIDENCE
REAR ADDITION & DECK

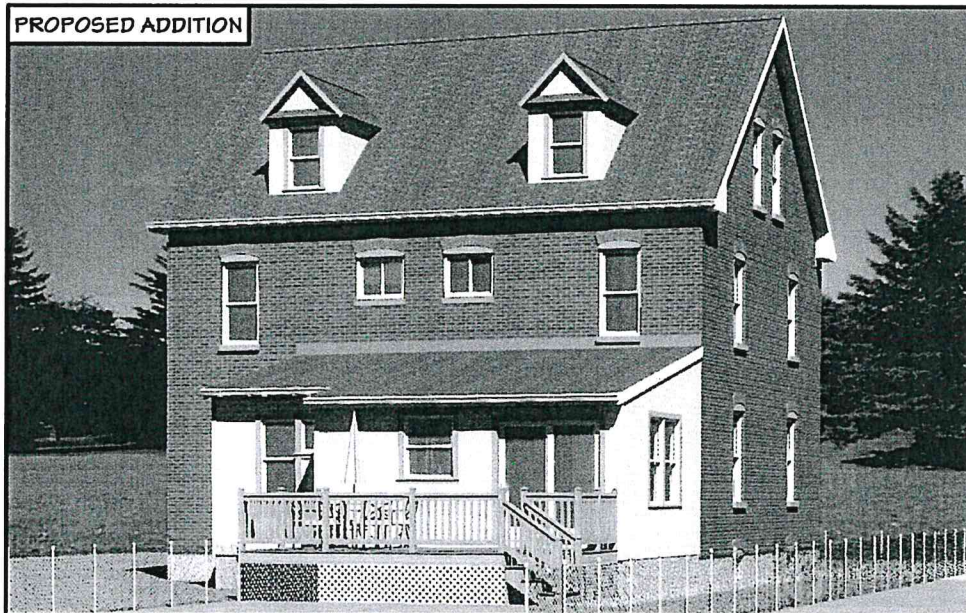
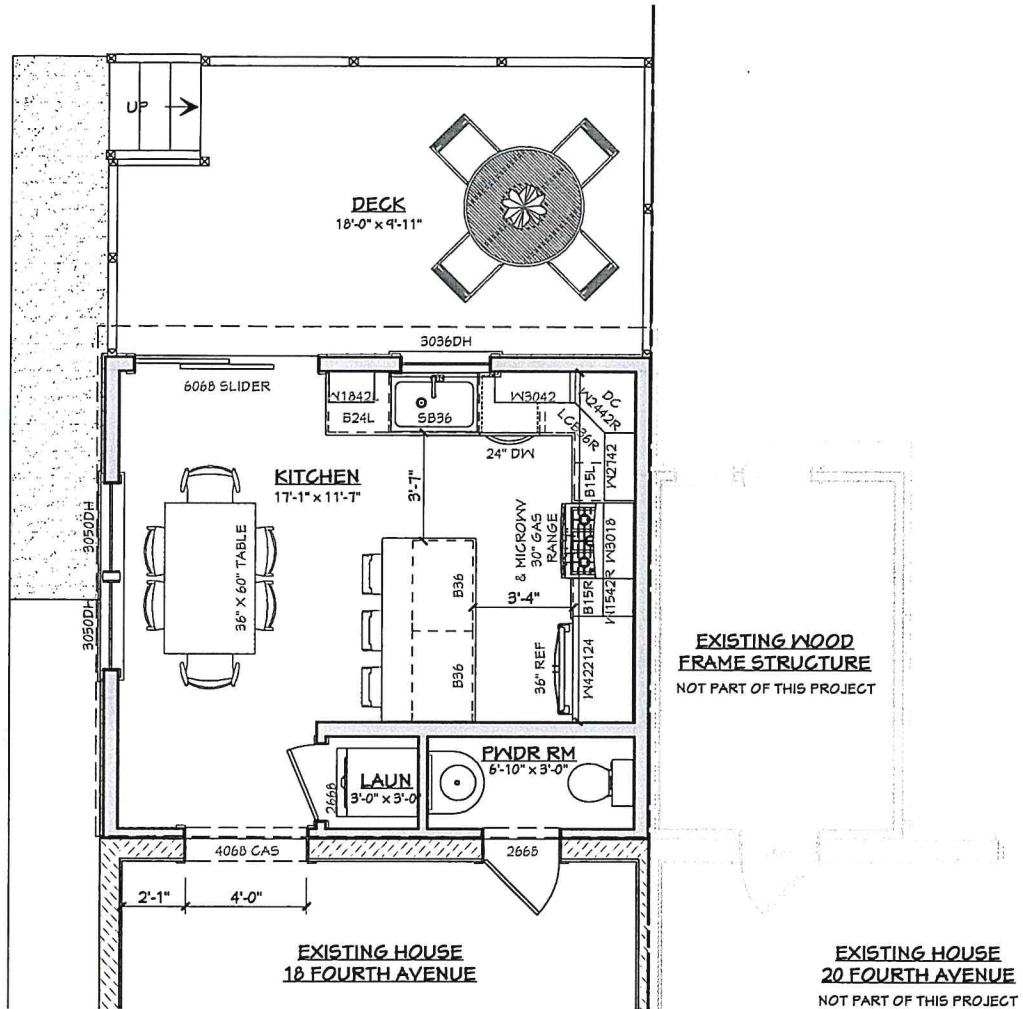
18 FOURTH AVENUE
ROEBLING, NEW JERSEY
FLORENCE TWP. LOT 27, BLOCK 137


EXISTING CONDITIONS:
FLOOR PLAN

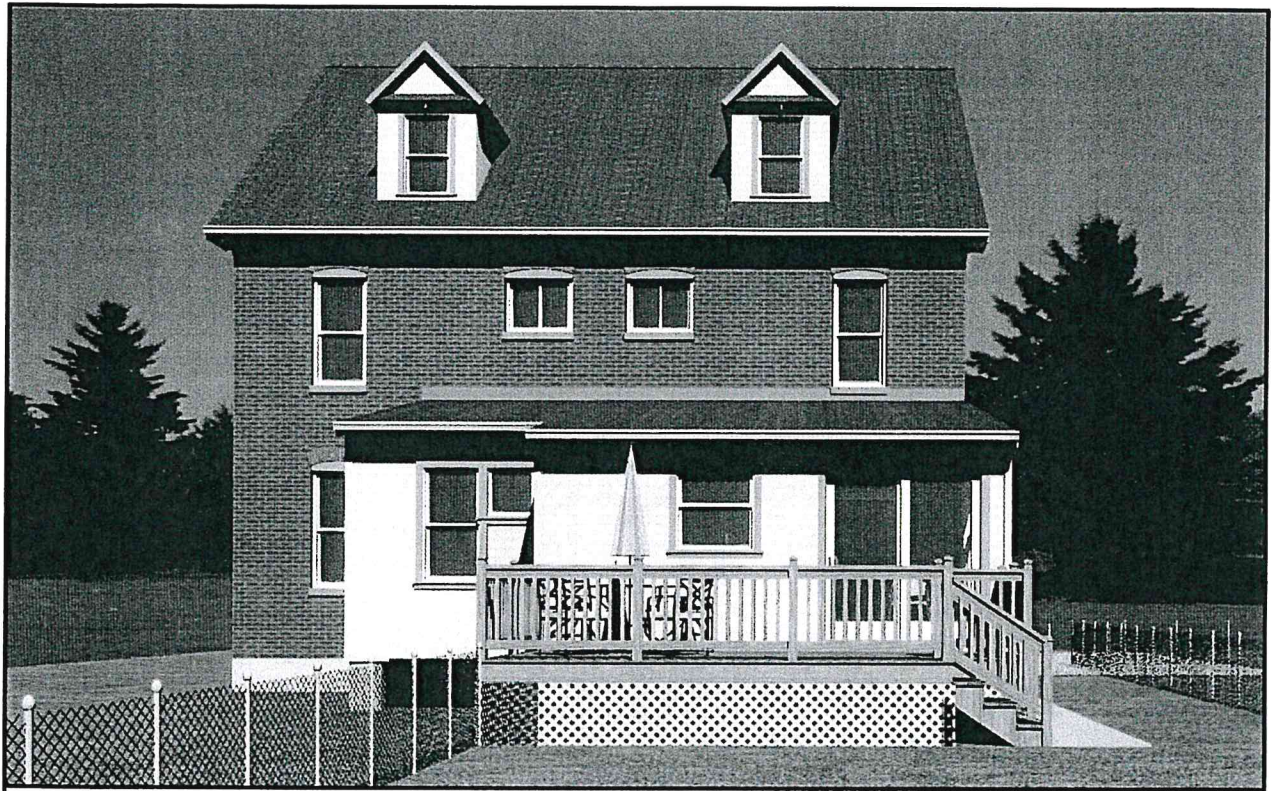
EX-1

DATE: 6-13-20
JOB NO: 20019

SCALE: NONE
DRAWN BY: KAK



 <p>KEITH A. KIRSCH ARCHITECT, LLC</p> <p>263 MAPLE AVE. AUDUBON, NJ 08106</p> <p>PHONE: 856-310-0057 FAX: 856-125-9444</p>	<p>NORCROSS RESIDENCE REAR ADDITION & DECK</p> <p>18 FOURTH AVENUE ROEBLING, NEW JERSEY FLORENCE TWP. LOT 27, BLOCK 137</p>	<p>SCHEMATIC DESIGN FLOOR PLAN</p> <p>SD-1</p> <p>DATE: 6-13-20 JOB NO: 20019</p> <p>SCALE: NONE DRAWN BY: KAK</p>
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**KEITH A. KIRSCH
ARCHITECT, LLC**

263 MAPLE AVE.
AUDUBON, NJ 08106

PHONE: 856-310-0057
FAX: 856-725-9444

**NORCROSS RESIDENCE
REAR ADDITION & DECK**

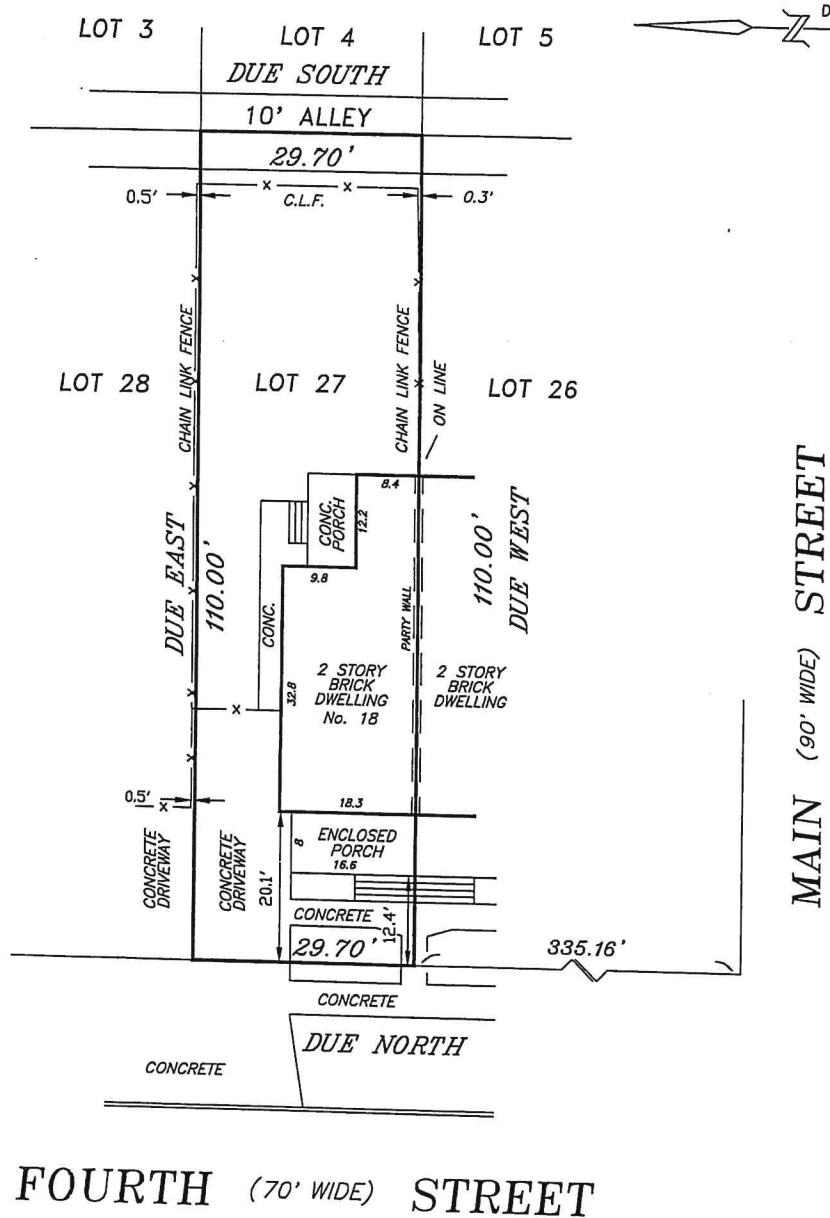
16 FOURTH AVENUE
ROEBLING, NEW JERSEY
FLORENCE TWP. LOT 21, BLOCK 137

**SCHEMATIC DESIGN
PERSPECTIVE VIEWS**

DATE: 6-13-20
JOB NO: 20019

SCALE: NONE
DRAWN BY: KAK

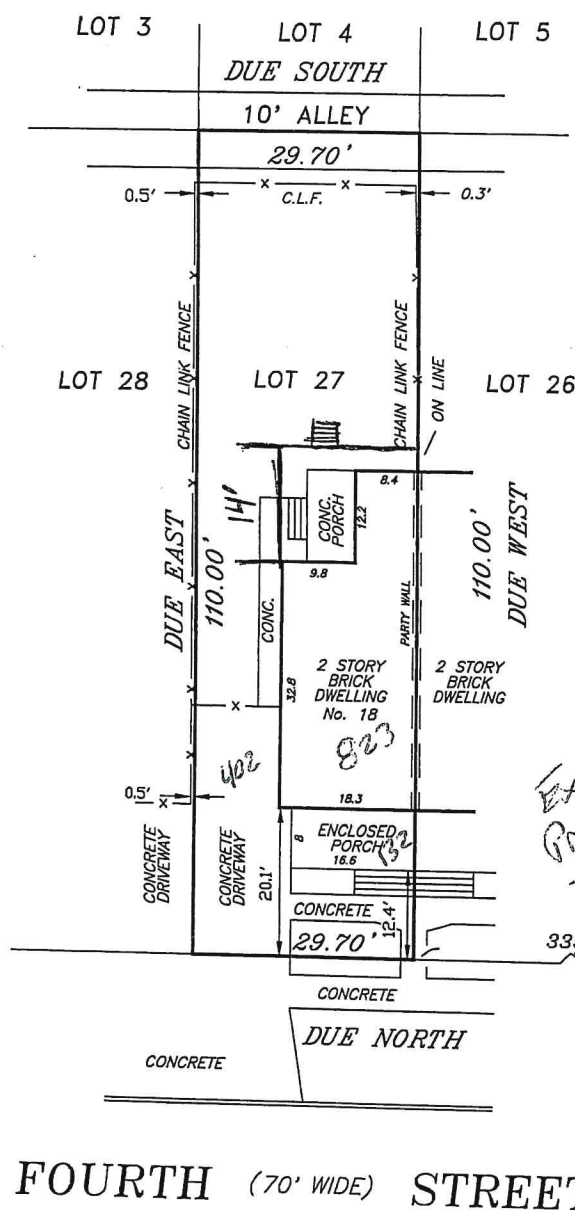
SD-2



NOTES:

- 1) BEING LOT 27, BLOCK 137 ON
THE TOWNSHIP OF FLORENCE TAX MAP
- 2) LOT AREA:
0.075 ACRES±
3,267 SQ. FT.±

"A WRITTEN 'WAIVER AND DIRECTION NOT TO SET
CORNER MARKERS' HAS BEEN OBTAINED FROM THE
ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d)"



DEED 13307/8932

NOTES:

- 1) BEING LOT 27, BLOCK 137 ON THE TOWNSHIP OF FLORENCE TAX MAP
- 2) LOT AREA:
0.075 ACRES±
3,267 SQ. FT.±

"A WRITTEN 'WAIVER AND DIRECTION NOT TO SET CORNER MARKERS' HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d)"

Ex: 1357
Pr: 1393
T: 3267

335.16' 4210
Paved
Fence extended
4/22/20

**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

TAX COLLECTOR'S CERTIFICATION

RECEIVED

JUN 17 2020

JUN 2020 / 05

Applicant's Name, Address and Telephone Number: Kenneth Norcross, 18 9th Ave, Rocklidge
NJ 08554, 609-509-8949

Block/s: 137

Lot/s: 27

Street Address: 18 9th Ave. Rocklidge, NJ 08554

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**
N/A

I HEREBY CERTIFY THAT:

() There is due to the Township of Florence, on the above property, the following amounts:

Taxes: \$

Assessments: \$

Water and/or Sewer Charges: \$

TOTAL: \$

(X) ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.

Christine M. Swiderski
Christine, M. Swiderski, Tax Collector

Date: 6/17/2020

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.

FLORENCE TOWNSHIP
ZONING OFFICER'S CERTIFICATION

xxxxxx ZONING BOARD OF ADJUSTMENT _____ PLANNING BOARD

Applicant's Name, Address and Telephone Number:

Kenneth Norcross, 18 Fourth Avenue, Roebling, New Jersey 08554

Location of Property:

18 Fourth Avenue, Roebling NJ 08554

Zoning Classification:

RB – Medium to High Density Residential Zoning District

Block/s: 137

Lot/s: 27

Type of Variance/s Required:

Hardship _____ Bulk XXX Use _____

Site Plan Required:

Yes _____ No XX

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Site Plan Waiver Requested:

JUN 17 2020

Yes _____ No XX

ZB 2020/05

Relief is being sought from Section Number(s) 91-194.A(4) and any and all other sections of the Florence Township Land Use Code as the board may require.

of the Code of the Township of Florence Land Use Chapter 91 for approval to construct an 18' x 16' single story addition to the rear of the existing home as well as a 10' x 21' deck to the rear of the proposed single-story addition. These features will cause a further exceedance to the existing exceeded impervious surface.

Comments: _____

PLEASE NOTE: A COMPLETE APPLICATION MUST SPECIFICALLY REQUEST EACH AND EVERY VARIANCE INVOLVED IN THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO LEARN WHAT ASPECTS OF THE PROPOSED DEVELOPMENT REQUIRES VARIANCES. RELIANCE ON COMMENTS CONTAINED IN THIS FORM WILL NOT BIND THE FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT/PLANNING BOARD AND WILL NOT EXCUSE THE APPLICANT FROM STRICT COMPLIANCE WITH THE PROVISIONS OF THE FLORENCE TOWNSHIP ZONING ORDINANCE AND THE LAND USE ACT OF THE STATE OF NEW JERSEY.



THOMAS A. SAHOL
Assistant Administrator/Zoning Officer

June 17, 2020
DATE

JAMES HOEY
Construction Official/Zoning Officer

DATE

PLEASE NOTE: THIS FORM IS PART OF YOUR APPLICATION AND THE REQUIRED NUMBER OF COPIES *MUST BE SUBMITTED* AT THE TIME YOUR COMPLETED APPLICATION IS PRESENTED TO THE BOARD CLERK.